

IN RE: APPLICATION FOR A USE PERMIT

NE/S Snyder Avenue, 100' S of
Railway Avenue
(1805 Snyder Avenue)
12th Election District
7th Council District

Deborah C. DeVenny
Applicant

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 02-285-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of an application for a use permit filed by Deborah C. DeVenny, owner/resident of the subject property. The Applicant seeks approval of a use permit for a boarding house/rooming house in a D.R. zone, pursuant to Section 408.B.A.2.c of the Baltimore County Zoning Regulations (B.C.Z.R.). The property at issue is located at 1805 Snyder Avenue in the Dundalk community of eastern Baltimore County. The subject property and improvements thereon are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

As is the case with other land uses in Baltimore County, the definition of a boarding or rooming house is found in Section 101 of the B.C.Z.R. That Section defines a boarding or rooming house as, "A building: 1) which is the domicile of the owner in which rooms with or without meals are provided, for compensation, to three or more adult persons not related by blood, marriage, or adoption to the owner; or 2) which is not the owner's domicile and which is occupied in its entirety, for compensation, by three or more adult persons not related to each other by blood, marriage, or adoption." The definition goes on to list certain uses which are not to be construed as boarding homes (i.e. hotel/motel, etc.) and also defines an owner. In this case, Ms. DeVenny is clearly the owner, by definition.

Additionally, Section 408.B of the B.C.Z.R. regulates boarding or rooming houses. That Section indicates that boarding or rooming houses are permitted in the D.R. zone. However, in order to obtain approval for such use, the property owner must apply for a use permit through

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Date

By

4/19/02
[Signature]

the Department of Permits and Development Management (DPDM). Upon application, the property in question is posted for a period of 15 days, during which time any interested person may request a formal public hearing before the Zoning Commissioner to determine the merits of the proposal. Following the hearing, the Zoning Commissioner may enter an Order either granting or denying the use permit. Such decision shall be based upon the findings made at the public hearing regarding the character of the surrounding community and the anticipated impact of the proposed use thereon. Additionally, the Zoning Commissioner must determine whether the proposed boarding/rooming house will be detrimental to the health, safety or general welfare of the surrounding locale. In this case, the application was filed in response to a violation notice the Owner/Applicant received from the Code Enforcement Division of DPDM following their receipt of a complaint registered by a nearby resident of the area relative to the use of the property as a half-way house.

Appearing at the requisite public hearing in support of the application were Deborah C. DeVenny, Owner/Applicant, and her attorney, Deborah C. Dopkin, Esquire. Also appearing in support of the Owner/Applicant were Thomas and Kathleen Sears, Robert Y. Dubel and his son, James M. Dubel, who resides on the property, Officer Lisa Stratemeyer, a representative of the Baltimore County Police Department, and Bruce E. Doak, the surveyor who prepared the site plan. Interestingly, only two individuals appeared in opposition to the request, namely, Robert and Kathy Deickman, who reside across the street from the subject property. I note this level of interest expressed by the minimal number of individuals who appeared in opposition, in that the nature of the proposed use might be expected to generate significant opposition.

In any event, the subject property is a rectangular shaped parcel located on the northeast side of Snyder Avenue, not far from Dundalk Avenue and Holabird Avenue in Dundalk. The property contains a gross area of approximately .215 acres, zoned D.R.5.5, and is improved with a three-story, single family dwelling, known as 1805 Snyder Avenue. Ms. DeVenny indicated that she acquired the property in February 1996 and has lived there since that time with her husband. She has a Masters Degree in Social Work and is self-employed as the principal of Our New House,

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Date 4/19/12
By [Signature]

Inc. Indeed, this business is conducted on the subject property. In this regard, Ms. DeVenny indicated that she rents rooms to people who are in recovery from alcohol and/or drug addiction. A floor plan of the building, shown on Petitioner's Exhibit 1, shows that a maximum of 12 people can be boarded at this location. In this regard, the structure contains a basement level and three other floors that have been divided into a series of bedrooms made available for rent. Mr. & Mrs. DeVenny occupy an apartment on what is shown as the third floor of the structure. This apartment contains a bedroom, living room, kitchen, etc. Ms. DeVenny indicated that she has made substantial physical improvements to the property since her acquisition. A new roof has been installed, as well as a new HVAC system, painting, landscaping, etc. Indeed, photographs of the site, and my observation during a site inspection conducted after the hearing, show that the property is well maintained and attractive.

Ms. DeVenny offered extensive testimony about the nature of her boarders. Typically, these residents have been discharged from intensive inpatient treatment for their particular addiction. In order to provide a safe environment conducive to their continuing recovery, Ms. DeVenny founded Our New House, Inc. She offered a series of documents, collectively marked as Petitioner's Exhibits 5 through 11, which regulate the conduct of the residents. Specifically, each resident contracts to abide by the provided "house rules." Obviously, drug or alcohol use will result in immediate expulsion. Additionally, residents are required to maintain their respective living areas, perform certain tasks to maintain the property, observe a curfew, etc.

Letters in support of the request were received from a number of individuals, including individuals whose relatives have resided at this facility. Additionally, Officer Stratemeyer appeared and testified in support of the proposal. In this regard, she indicated that the house has not produced an inappropriately high level of calls for assistance to the Dundalk Precinct of the Baltimore County Police Department. She supports the proposal and believes that Ms. DeVenny provides a valuable service in this community. Similar testimony in support of the request was also provided by Mr. Dubel and Ms. Sears, both of whom have family members who reside on the property.

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Date

By

Testifying in opposition to the request were Mr. & Mrs. Deickman who reside across from the site. Their chief concern related to traffic. In this regard, some of the residents do indeed own automobiles. Due to the number of people who live on the property, this can create traffic congestion in the area. Mr. & Mrs. Deickman also expressed concern regarding the potential for criminal activity at or near the site as well as an overcrowding of this property.

Ms. DeVenny also indicated that she has been operating the facility at this location since shortly after her acquisition of the property in February 1996. Although I do not condone the Applicant for operating the property without a use permit, the fact is helpful in adjudging the merits of the proposal. That is, the facility has been "up and running" for several years. The fact that there is a history of this use at the property is instructive. I am particularly impressed with the testimony of Officer Stratemeyer who indicated that there has not been an inappropriate level of police responses to incidents at this property. Additionally, the lack of other individuals who live in the area appearing at the hearing supports the conclusion that the property has limited, if any, adverse impact on the surrounding locale.

Based upon the totality of the testimony and evidence offered, I am persuaded to grant the relief requested and approve the use permit. However, certain restrictions and limitations will be imposed to provide some assurance to Mr. & Mrs. Deickman and prevent adverse impacts on the neighborhood. I will not enter a restriction establishing specific regulations relative to the operation of Our New House, Inc., per se. It seems inappropriate that this Zoning Commissioner would substitute his judgment for that of Ms. DeVenny in operating the facility. I trust that she will continue to have rules and policies similar to those shown in the exhibits offered at the hearing. Indeed, she resides within the dwelling and has incentive to assure that residents are not disruptive to the peace of this neighborhood. However, I will impose certain restrictions relative to the use. First, the Applicant shall be limited to a maximum of 12 boarders residing in the house at any one time. It appears that this is the maximum number of residents that can be safely and properly accommodated. Secondly, the Applicant shall comply with all County codes and regulations, including all applicable building and fire codes, etc. Third, the Applicant shall make

ORDER RECEIVED FOR FILING

Date

By

available upon reasonable notice, the interior of the property for inspection by a representative of Code Enforcement. This will insure that building, fire and other codes are being met, and that the property can be safely operated. With these restrictions in place, I am confident that the use can be conducted at this location without detrimental impact to the health, safety or general welfare of the locale.

Finally, consideration is given as to the issue of parking. The site plan shows one on-site space is presently available, but that nine on-site parking spaces can be provided. These would be provided by way of the construction of a seven-space parking lot to the rear of the structure, and a second, two-space driveway in the front of the site, accessed from Snyder Avenue. I have reviewed the photographs submitted and also walked the site, including the alley to the rear of the property. In my judgment, that alley is insufficient to practically provide access to the rear of the property. Additionally, paving the rear of the property to provide on-site parking spaces would detract from the residential character of the community. Indeed, from an aesthetic standpoint, the retention of the appearance of the property as residential in character is a paramount consideration. Thus, I will not require the Applicant to provide a parking area to the rear. For the same reasons, I will not require a second driveway to access the site from Snyder Avenue. Such a requirement would disturb landscaping and disrupt the front yard. In lieu thereof, it does seem appropriate to require the Applicant to expand the existing driveway as necessary so as to provide two parking spaces in that driveway. Admittedly, these cars will be parked front to back so that the car parked closer to the house cannot exit the property unless the car closer to the street is moved. Perhaps these spaces can be used for Mr. & Mrs. DeVenny's personal vehicles. On balance, providing two on-site parking spaces by the utilization of the existing driveway and any extension thereof as necessary appears most appropriate. Finally, I will require that Ms. DeVenny amend her contract to require that her residents not park immediately in front of Mr. & Mrs. Deickman's property. I appreciate their participation at the hearing and their concerns. Indeed, there is other parking available on Snyder Avenue adjacent to other properties. Specifically, the house located on the southwest corner of the intersection of Snyder Avenue and Railway Avenue faces Railway Avenue

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Date

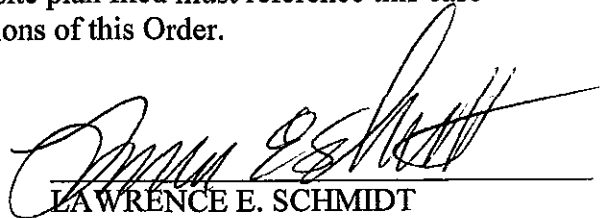
By

but has significant frontage along Snyder Avenue. Utilization of that portion of Snyder Avenue for parking would seem appropriate and it would not interfere with that resident.

Pursuant to the advertisement, posting of the property and public hearing on this Application/Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of April, 2002 that the Application for a Use Permit for a boarding house/rooming house in a D.R. zone, pursuant to Section 408.B.A.2.c of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Owner/Applicant may apply for her use permit and be granted same upon receipt of this Order; however, Owner/Applicant is hereby made aware that proceeding at this time is at her own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The boarding house/rooming house granted herein shall be limited to a maximum of 12 persons at any time. Therefore, the Applicant shall make available, upon reasonable notice, the interior of the property for inspection by a representative of Code Enforcement to insure compliance with this restriction.
- 3) The subject property/building shall comply with all building, fire and safety codes.
- 4) The Applicant shall expand the existing driveway as necessary so as to provide two on-site parking spaces.
- 5) Owner/Applicant shall amend her residential contract to require that all residents not park immediately in front of Mr. & Mrs. Deickman's property, located at 1804 Snyder Avenue.
- 6) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECORDED FOR FILING
Date 4/19/02
By [Signature]



Baltimore County
Zoning Commissioner

April 19, 2002

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Baltimore, Maryland 21204

RE: APPLICATION FOR USE PERMIT
NE/S Snyder Avenue, 100' S of Railway Avenue
(1805 Snyder Avenue)
12th Election District – 7th Council District
Deborah C. DeVenny – Owner/Applicant
Case No. 02-285-SPH

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Application for Use Permit has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

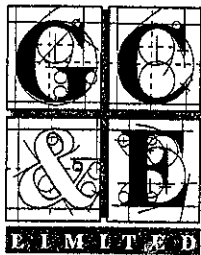
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Deborah C. DeVenny
1805 Snyder Avenue, Baltimore, Md. 21222
Mr. & Mrs. Robert Deickman
1804 Snyder Avenue, Baltimore, Md. 21222
Officer Lisa Stratemeyer, Baltimore County Police Department
1747 Merritt Boulevard, Baltimore, Md. 21222
Code Enforcement Division, DPDM; People's Counsel; Case File

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Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

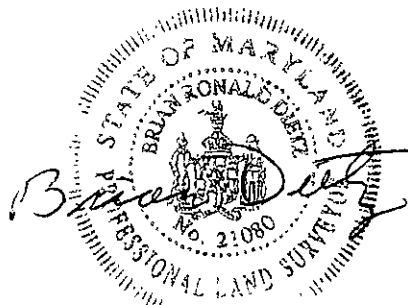
December 10, 2001

Zoning description for 1805 Synder Avenue

All that piece or parcel of ground situate, lying and being in the 12th Election District and the 7th Councilmanic District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the Northeast side of Synder Avenue (50' R/W), at a distance of 100 feet measured Southwesterly along the Northeast side of Synder Avenue from the intersection of the Northeast side of Synder Avenue with the Southwest side of Railway Avenue (50' R/W) and being Lots 5, 6, and 7, Block O, as shown on the subdivision plat of Fairlawn, which is recorded among the land records of Baltimore County in Plat Book 6, folio 100. Containing 0.215± Ac. of land, and known as 1805 Synder Avenue.

Note: This description satisfies zoning purposes only and is not intended for conveyance purposes.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **07812**

DATE 12-18-01 ACCOUNT R-001-006-6150

AMOUNT \$ 40.00

RECEIVED FROM: Deborah C. Depkin, P.A.

PRM, ZON, Review
FOR: Room/Board House - Permit Filing fee
@ 1805 Snyder Ave

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

DATE RECEIVED
TIME RECEIVED
PAYMENT ACTION
2/26/2001 12/26/2001 01:56:17
REF US01 CASHIER JOHN J. JAMES
DEPT 2 07/026
ACCT 5 528 /ONLINE P. 2114 1001
CR NO. 07812
Rec'd for
\$40.00
Full Cash Receipt - 11/1/01

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-285
1805 Snyder Avenue
NE/S Snyder Avenue, 125' SE
centerline of Railway Avenue
12th Election District
7th Councilmanic District
Legal Owner(s):
Deborah C. DeVenny
Use Permit: to permit
Boarding/Room House in
DR zone.

Hearing: Monday, April 1,
2002 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information concern-
ing the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

3/096 Mar. 14 C525436

CERTIFICATE OF PUBLICATION

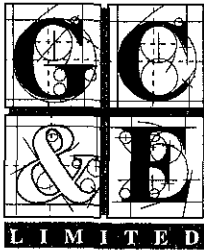
3/14/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 3/14/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

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CERTIFICATE OF POSTING

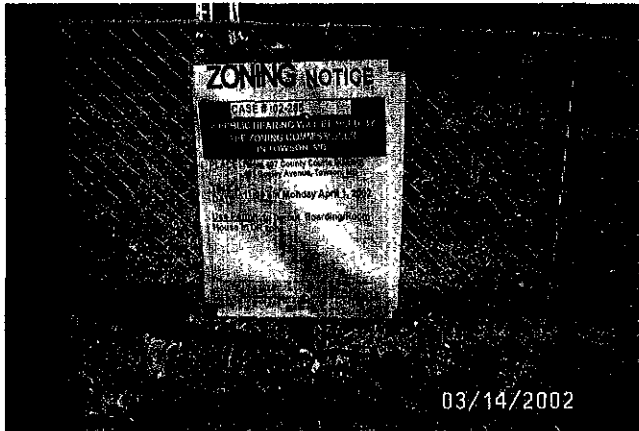
RE: CASE # 02-285
PETITIONER/DEVELOPER:
Deborah C DeVenny
DATE OF HEARING:
April 1, 2002

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT



LOCATION:

1805 Snyder Avenue
Northeast side of Snyder Avenue
125' Southeast centerline of Railway Avenue

DATE: March 15, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON : March 14, 2002



ZONING NOTICE

USE PERMIT FOR A
BOARDING / ROOMING
HOUSE IN A DR-5.5
ZONE

PUBLIC HEARING?

YOU MAY REQUEST BY 1/14/2002 THAT THE USE PERMIT
BE SUBJECT TO A PUBLIC HEARING OR YOU MAY SUBMIT COM-
MENTS THAT WILL BE CONSIDERED PRIOR TO ISSUING SAID
PERMIT. REQUESTS/COMMENTS MUST BE IN WRITING TO THE DI-
RECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT AND
MUST INCLUDE YOUR NAME ADDRESS AND PHONE NUMBER.

ADDITIONAL INFORMATION IS AVAILABLE IN
ZONING REVIEW OFFICE

THIS RESPONSE BY
MAY 10, 2002
TEL 410-527-3261
HEARINGS ARE HANDICAPPED ACCESSIBLE

**SCHEDULED DATES AND CERTIFICATE OF FILING AND POSTING
FOR A USE PERMIT FOR A BOARDING/ROOMING HOUSE**

The application for your proposed use permit has been reviewed and is accepted for filing by

John Sullivan / WGR
Planner's Name (printed)

on

12-18-01

Date ("A")

A sign indicating the proposed use permit must be posted on the property for thirty (15) days before a decision can be rendered. The processing fee for the use permit is \$40.00. You must use one of the sign posters on the approved list and you are responsible for all printing/posting costs. The zoning notice must be visible on the property on or before the posting date noted. It should remain there through the closing date.

In the absence of a formal demand for a public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing (for which additional fees are required).

* SUGGESTED POSTING DATE 12-30-01

"B" (15 days before "C")

DATE POSTED 12/26/01

HEARING REQUESTED - YES ☒ NO ☐ (date)

CLOSING DATE (Last day for hearing demand) 1-14-02

"C" ("B" + 15 days)

* Usually Within 15 Days of Filing

CERTIFICATE OF POSTING - BOARDING/ROOMING HOUSE

BRH #

Location of Property: 1805 SNYDER AVENUE BALTIMORE MD 21222

District: 15TH DISTRICT

Posted By: BRUCE E. DOAK - GERHOLD CROSS & ETZEL

Date: 12/26/01

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 14, 2002 Issue – Jeffersonian

Please forward billing to:
Deborah Dopkin
409 Washington Avenue
Suite 920
Towson MD 21204

410 494-8080

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-285
1805 Snyder Avenue
NE/S Snyder Avenue, 125' SE centerline of Railway Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Deborah C DeVenny

Use Permit to permit Boarding/Room House in DR zone.

HEARING: Monday, April 1, 2002 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDL
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

February 25, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-285
1805 Snyder Avenue
NE/S Snyder Avenue, 125' SE centerline of Railway Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Deborah C DeVenny

Use Permit to permit Boarding/Room House in DR zone.

HEARING: Monday, April 1, 2002 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Deborah C DeVenny, 1805 Snyder Avenue, Baltimore 21222
Deborah Dopkin, 409 Washington Avenue, Suite 920, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 16, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 29, 2002

Ms. Deborah Dopkin
409 Washington Avenue
Suite 920
Towson MD 21204

Dear Ms. Dopkin:

RE: Case Number: 02-285-SPH, 1805 Snyder Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 18, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Ms. Deborah C DeVenny, 1805 Snyder Avenue, Baltimore 21222
Lynn Spouse, District Court, M.S. 3201
Code Enforcement Officer Gary Hucik
People's Counsel

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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: March 21, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 4, 2002
Item No. 285

The Bureau of Development Plans Review has reviewed the subject zoning item.

The proposed site should have adequate on-site parking area.

RWB:HJO:cab

cc: File

ZAC-3-4-2002-ITEM NO 285-03212002.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: February 28, 2002

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 4, 2002
Item Nos. 263, 264, 265, 267, 268, 269,
270, 271, 272, 273, 274, 275, 276, 278,
279, 280, 281, 282, 283, 284, (285), 286,
287, 288, 290 and 292

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File

ZAC-2-4-2002-NO COMMENT-02282002.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 28, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 25, 2002

Item No.: (285) 318, 320, 322, 324, 327, 329, 330

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor *T6T*

DATE: March 14, 2002

Zoning Advisory Committee Meeting of February 11, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

(285) 293, 294, 295, 296, 297, 305, 308, 309, 310, 311,

EIR is still reviewing Zoning Item: 312

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *QBS/TBT*

DATE: March 25, 2002

Zoning Advisory Committee Meeting of February 25, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

285, 314-325, 327-329

4/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: February 27, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

FEB 27

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-285 and 02-319

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.22.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 285

DT

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

APPLICATION FOR A USE PERMIT, PUBLIC HEARING REQUEST
AND USE PERMIT IF NO PUBLIC HEARING IS REQUESTED
FOR A BOARDING/ROOMING HOUSE IN
A D.R. ZONE

APPLICATION TO THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT:

I, or we, ✓ Deborah C. DeVenny owner(s) of the property in Baltimore County and which is described in the description and plat attached hereto and made part hereof, hereby petition for a use permit under Subsection 408B of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the Director of Permits and Development Management should issue a use permit. Said use permit is necessitated to permit the use of Boarding/Rooming house pursuant to the regulations of Subsection 408B. (BCZR).

I, or we, agree to have the property posted in accordance with Section 408B.A.2.a (BCZR) and pay expenses of processing upon filing of this request, additional public hearing fees and reposting if I decide to proceed after a Protestant's public hearing request and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

✓ Deborah C. DeVenny

Owner (type or print name)

Deborah C. DeVenny

Owner(s) Signature(s)

✓ 12-18-01Date 1805 Snyder Avenue✓ Baltimore, MD 21222

Address (print or type)

Zip

Phone # Work -

Home (410) 284-3171

APPLICATION INFORMATION BY SECTION:

408B.A.1.b - Scale Site plan required for zoning information & 200 scale zoning map

408B.B - Only single family detached houses

408B.A.1.a - Maximum numbers of tenants

409.B.A.1 - Will owner reside on property?

408B.D + Parking 1/bed & 2 (owners/resident) in side & rear yard only

408B.A.1.c

408B.A.1.d - Floor plans indicating bedrooms & bathrooms

GRANTED by
Case # 02-285-SPH
2C.

POSSIBLE PUBLIC HEARING REQUEST

I, or we, _____ request that the proposed use permit be the subject of a public hearing as provided for in Section 408B.A.2.d of the zoning regulations. I also agree to pay the current established processing fee for this public hearing request.

Protestant's (type or print name)

Date

Protestant's Signature

Address (type or print)

Zip

Phone # Work -

Home

USE PERMIT

Pursuant to the posting of the property, in accordance with Section 408B.A.2.c (BCZR), and in the absence of a formal public hearing request, this 11 day of JUNE, 1902 that the herein described USE PERMIT FOR A BOARDING/ROOMING HOUSE is in keeping with the spirit and intent of the Baltimore County Zoning Regulations and the use WILL NOT be detrimental to the health, safety, and general welfare of the surrounding community, subject to the following conditions precedent, if any, as determined appropriate by the Department of Permits and Development Management, and in accordance with the site plan dated 12-18-01, application, and description filed by the petitioner, is hereby GRANTED (subject to strict compliance with all of the provisions of the BCZR and any of the following site specific restrictions, which are conditions precedent to the granting of the use permit).

John Sullivan
Director, Department of Permits and Development Management
By: _____

RE: PETITION FOR SPECIAL HEARING
1805 Snyder Avenue, NE/S Snyder Ave,
125' SE of c/l Railway Ave
12th Election District, 7th Councilmanic

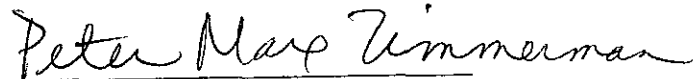
Legal Owner: Deborah C. DeVenny
Petitioner(s)

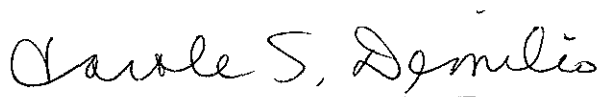
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-285-SPH

* * * * *

ENTRY OF APPEARANCE

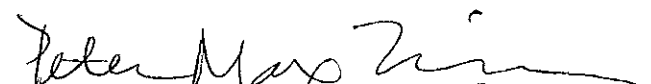
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Deborah C. DeVenny, 1805 Snyder Avenue, Baltimore, MD 21222, Petitioner.


PETER MAX ZIMMERMAN

411

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1805 Snyder Avenue * ZONING COMMISSIONER
NE/S Snyder Avenue, 125' SE * OF
centerline of Railway Avenue * BALTIMORE COUNTY
12th Election District, *
7th Councilmanic District *
Deborah C. DeVenny * Case No. 02-285
*
Petitioners

SUBPOENA

TO: Michael M. Gimbel, Director
Substance Abuse
Department of Health
401 Washington Avenue, Room 300
Towson, Maryland 21204

YOU ARE HEREBY COMMANDED TO PERSONALLY APPEAR before the
Zoning Commissioner of Baltimore County at 11:00 a.m., Monday,
April 1, 2001 in Room 407, County Courts Building, 401 Bosley
Avenue, Towson, Maryland.

This Subpoena is requested by Petitioner; any questions
should be referred to Deborah C. Dopkin, Esquire, Deborah C.
Dopkin, P.A., Suite 920, Mercantile-Towson Building, 409 Washington
Avenue, Towson, Maryland 21204, (410) 296-5120.

Date Issued: 3/14/02

Lucy Kotrow
Zoning Commissioner for
Baltimore County

CERTIFICATION OF SERVICE

I HEREBY CERTIFY, that on this _____ day of March, 2002,
a copy of the foregoing Subpoena, was hand-delivered to Michael M.
Gimbel, Director, Substance Abuse, Department of Health, 401
Washington Avenue, Room 300, Towson, Maryland 21204.

Deborah C. Dopkin

C:\docs\KMC\DCD\devenny subpoena.wpd

IN RE: PETITION FOR SPECIAL HEARING

1805 Snyder Avenue
NE/S Snyder Avenue, 125' SE
centerline of Railway Avenue
12th Election District,
7th Councilmanic District

Deborah C. DeVenny

Petitioners

4/11
* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* Case No. 02-285
*

SUBPOENA

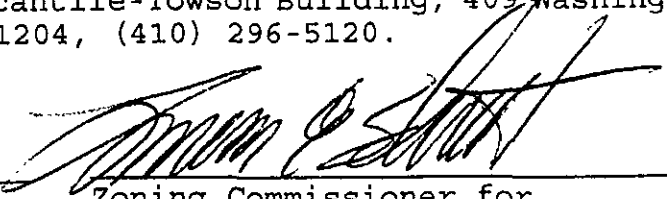
TO: Lisa Stratemeyer
Outreach Officer
Baltimore County Police Department
12th Precinct
1747 Merritt Boulevard
Baltimore, Maryland 21222

YOU ARE HEREBY COMMANDED TO PERSONALLY APPEAR before the
Zoning Commissioner of Baltimore County at 11:00 a.m., Monday,
April 1, 2001 in Room 407, County Courts Building, 401 Bosley
Avenue, Towson, Maryland.

YOU ARE HEREBY COMMANDED TO BRING WITH YOU all records of
police activity relating to the property at 1805 Snyder Avenue,
Baltimore County, Maryland 21222.

This Subpoena is requested by Petitioner; any questions
should be referred to Deborah C. Dopkin, Esquire, Deborah C.
Dopkin, P.A., Suite 920, Mercantile-Towson Building, 409 Washington
Avenue, Towson, Maryland 21204, (410) 296-5120.

Date Issued: 3/21/02



Zoning Commissioner for
Baltimore County

CERTIFICATION OF SERVICE

I HEREBY CERTIFY, that on this _____ day of March, 2002,
a copy of the foregoing Subpoena, was hand-delivered to Lisa
Stratmeyer, Outreach Officer, Baltimore County Police Department,
12th Precinct, _____ Holabird Avenue, Baltimore, Maryland 21222.

Deborah C. Dopkin

C:\docs\KMC\DCD\devenny subpoena-stratmeyer.wpd



Baltimore County
Department of Health

Bureau of Substance Abuse
6401 York Road
Baltimore, Maryland 21212
410-887-3828
Fax: 410-887-3786

March 22, 2002

Deborah C. Dopkin, P.A.
409 Washington Avenue, Suite 920
Towson, MD 21204

Dear Ms. Dopkin:

I am in receipt of a subpoena from your office requiring me to appear before the Zoning Commissioner of Baltimore County on April 1, 2002, regarding case number 02-285.

As I have already advised you by telephone, I will not be at work that day and will not be able to appear. I would like to request that my appearance be changed to another date or have the subpoena canceled.

I have been very cooperative in the past in testifying on behalf of recovery houses throughout Baltimore County and am willing to testify once again if it can be arranged.

I look forward to hearing from you regarding this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael M. Gimbel".

Michael M. Gimbel

MMG:bb

cc: Ellen R. Clayton, Deputy Health Officer
Lawrence E. Schmidt, Zoning Commissioner ✓

MAR 25



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: February 28, 2002

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No. : 285
Legal Owner/Petitioner: Deborah C. Devenny
Property Address: 1805 Snyder Ave
Location Description: NE/S Snyder Avenue 125" SE centerline of Railway Avenue

VIOLATION INFORMATION: Case No.: 01-6949

Please be advised that the aforementioned petition is the subject of an active violation case. **When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:**

Lynn Spouse

District Court, M.S. 3201

SENT COPY
3-4-02

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes
State Tax Assessment printout
Correction Notice
Order for Service
Code Enforcement Citation

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lrs

c: Code Enforcement Officer Gary Hucik

copy SENT
3-4-02

CODE ENFORCEMENT REPORT

30-4970 - CVS

DATE: 10/24/01 INTAKE BY: DJT CASE #: 01-6949 INSPEC: 1

COMPLAINT LOCATION: 1805 SNYDER AVE

ZIP CODE: 21224 DIST:

COMPLAINANT NAME: LYNN SPOUSE (MRS. SPOUSE) PHONE #: (H) 111-1111 (W) 2627

ADDRESS: ZIP CODE:

PROBLEM: HALFWAY HOUSE

(NAME - OUR NEW HOME ?)

IS THIS A RENTAL UNIT? YES NO
IF YES, IS THIS SECTION 8? YES NO

OWNER/TENANT INFORMATION:

TAX ACCOUNT #: ZONING:

INSPECTION: → CHECK WITH ZONING COUNCIL ←

REINSPECTION:

REINSPECTION:

REINSPECTION:

DE ENFORCEMENT REP

20-9910 - CV

DATE: 10/24/01 INTAKE BY: DJT CASE #: 01-6949 INSPEC: 1

COMPLAINT LOCATION: 1-05 SNYDER AVE

ZIP CODE: 21228 DIST:

COMPLAINANT NAME: LYNN SPOUSE PHONE #: (H) (W) 1-27

ADDRESS: ZIP CODE:

PROBLEM: HAIRY

IS THIS A RENTAL UNIT? YES NO
IF YES, IS THIS SECTION 8? YES NO
OWNER/TENANT INFORMATION:

OUR NEW HOUSE TAX.

TAX ACCOUNT #: ZONING:

INSPECTION: → OWNER OF PROPERTY Deborah De Vening #410-284-3111

State of MD #410-767-1350

REINSPECTION: Corporation # D 4517058

REINSPECTION:

REINSPECTION:

RA1001B

DATE: 10/24/2001

STANDARD ASSESSMENT INQUIRY (1)

TIME: 10:47:42

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 02 025510	12	3-3	04-00	H	NO		09/25/01

DEVENNY DEBORAH C

DESC-1.. IMPSLT 5,6,7

DESC-2.. FAIRLAWN

1805 SNYDER AVE

PREMISE. 01805 SNYDER

AVE

00000-0000

BALTIMORE

MD 21222-1711 FORMER OWNER: NICOLAIDIS GEORGE

----- FCV -----		----- PHASED IN -----				
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	28,840	28,840		FCV	ASSESS	ASSESS
IMPV:	104,690	101,030	TOTAL..	129,870	129,870	129,870
TOTL:	133,530	129,870	PREF...	0	0	0
PREF:	0	0	CURT...	129,870	129,870	129,870
CURT:	133,530	129,870	EXEMPT.		0	0
DATE:	10/96	10/99				

---- TAXABLE BASIS ----		FM DATE
02/03 ASSESS:	129,870	09/30/00
01/02 ASSESS:	129,870	06/01/01
00/01 ASSESS:	51,940	06/01/00

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement:
Building Inspection:

410-887-3351 7282
410-887-3953

Plumbing Inspection:
Electrical Inspection:

410-887-3620
410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-69419	Property No. 1202025510	Zoning:
-------------------------------	----------------------------	---------

Name(s):

Deborah C DeVenny

Address:

1805 Snyder Ave. Baltimore MD 21224

Violation

Location:

Stm

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Sec. 101; 102.1; 408B BCZE

Cease the operation of a Rooming /
Boarding House without the benefit of
a special hearing

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 11/31/01	Date Issued: 10/31/01
---------------------------	--------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name Gary H. H. H.

INSPECTOR:

Gary H. H. H.

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR:

AGENCY

UPDATE/MESSAGE FORM

Date: 11/7/01

Time: _____ a.m. p.m.

Inspector: Gary Hucik

Case No.: 01-6949

Address: 1805 Snyder Av. 21221

Comments: The property at 1805 Snyder Av.
is being represented by Debra Dobkin
(attorney). A site plan is being made of
property and applying for a hearing. Mrs
Dobkin will call ~~800~~ with hearing number on
case. Check on progress.

Pop-up 12/7/01 G.H.

Debra Dobkin's # 410-494-8080

Debra DeVenny # pager 410-640-8011

ENTERED INTO AS400 _____

OUR NEW HOUSE, INC.

1805 SNYDER AVENUE

BALTIMORE, MD 21222

PHONE: (410) 284-3171 — FAX: (410) 284-3171

ENTERED IN AS400
BY: J
11-6-94**FAX**

TO: <u>GARY Hucik</u>	FROM: <u>Dee DeVenny-Hollidge, M.S.W.</u> <u>Clinical Director</u>
COMPANY: <u>Zoning Code Enforcement</u>	DATE: <u>11-27-01</u>
FAX NUMBER: <u>410 887-2824</u>	SENDER'S FAX NUMBER: <u>410-284-3171</u>
PHONE NUMBER: <u>410 887-3351</u>	NUMBER OF PAGES (INCLUDING COVER SHEET): <u>4</u>
RE: <u>Progress in Zoning Appeal</u>	C.C. <u>Deborah Dopkin - Lawyer</u>

☐ FOR REVIEW☐ PLEASE COMMENT☐ URGENT☒ PLEASE REPLY

NOTES/COMMENTS:

Gary,
Here is some info on the progress I've made. I have to wait to file an application until I have the property surveyed.
If you could page me at 410 640-8011 to make sure I'm doing everything right - I would appreciate it. Thanks, Dee ☺



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Townsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

November 15, 2001

Our New House, Inc.
Deborah C. DeVenny
1805 Snyder Avenue
Baltimore, MD 21222
410-284-3171 / 410-284-3171 (fax)
410-640-8011 (pager)

Subject: Proposal for Surveying Services
Preparation of Zoning Survey
1805 Snyder Avenue
Baltimore County, Maryland

Dear Ms. DeVenny:

Gerhold, Cross & Etzel, Ltd. is presenting herein our proposal for surveying services in conjunction with the subject project. This proposal will only be valid if signed within sixty days from the above date.

SCOPE OF SERVICES:

More particularly, the following services will be performed on the above captioned site.

- * Research into Gerhold, Cross & Etzel, Ltd.'s and other surveyors' files
- * Deed research at the Baltimore County Record Office
- * Research into and acquire plans and maps from Baltimore County
- * Digitize from the published maps and plans the base information / revisions to the GIS info
- * Draft a Base Plan from the published plans and maps
- * Locate enough of the boundary monumentation and possession to approximately place
- * Locate and measure the major improvements on the subject property
- * Draft a Zoning Plat for a Special Hearing
- * Write a zoning description
- * Attend the zoning petition submittal meeting
- * Phone conversations and / or meetings (based on 1 hour)

Work will be limited to the above scope of services. Any additional work performed on this project will be invoiced at the below listed rates and performed only as requested by the Owner. Extra work will be executed on a signed contract or verbal basis by the Client or the Client's representative only.

FEES AND PAYMENT:

Gerhold, Cross & Etzel, Ltd. will invoice our fees based on the actual hourly rate for technical personnel engaged directly in the performance of services at a rate of \$50.00 per hour for office staff and \$65.00 for services rendered by a Licensed Surveyor. Survey crew time will be billed at \$90.00 per hour for a two man crew and \$100.00 per hour for a three man crew. The estimated cost of our firm's services for the above defined scope of work will be \$1900.00. Mileage will be billed at \$0.40 per mile and all other reimbursable expenses will be billed at the same cost as to our firm. This estimate does not include any County or City fees or fees for work performed by other professionals.

In addition, the Client shall reimburse our firm, upon demand, for all costs and expenses, including, without limitation, attorney's fees equal to 2.5% of the outstanding balance, incurred by or on behalf of our firm in collecting any past due amounts owing by the Client.

We will render our invoices on a monthly basis or as phases of the work progress. Said invoices will be due in full within 10 days from the date of the invoice. Payment of an outstanding invoice shall not be contingent on payment to the Client by a third party, financing or approval by a governing entity. If fees are not paid within 30 days, we reserve the right to pursue all appropriate remedies, including stopping work and retaining all drawings without recourse. If, at any time, an invoice remains unpaid for a period in excess of 60 days, a service charge of 1-1/2 percent, a maximum rate of 18 percent per annum will be charged on the unpaid amount as of the end of the month and each month thereafter, until the unpaid amount including service charges is paid in full. Any work stopped under these conditions may require either a re-initialization fee or a new proposal in order to continue. If there are any questions concerning an invoice or services rendered, the inquiry must be made in writing within 30 days from the date of the invoice. If the written inquiry is not made within 30 days from the date of the invoice, then the Client waives all rights concerning any discrepancies.

GENERAL PROVISIONS:

The Client may terminate the work under this contract at any time and be responsible only for the fee due to the point at which the termination is effective. If the Client wishes to begin the work again, it may require either a re-initialization fee or a new proposal.

ACCEPTANCE OF A CORPORATION:

Our New House, Inc. (name of corporation), in consideration of the terms and conditions of the proposal which are fully set forth herein, do hereby accept this proposal as our complete agreement, and further agree to comply with all the covenants herein, and also, at the above stated rates, do hereby authorize the performance of the following additional services circled below.

Accepted By: Our New House, Inc. (Date) 11-16-01
(corporation name)

The Party signing below has the authority to bind the corporation to this agreement.

Signature: Deborah Hollidge - Hollidge Title: director (Seal)

Signature: _____ Title: _____ (Seal)

SERVICES THAT MAY BE NEEDED OR DESIRED

1. Attend the Zoning Hearing as an expert witness \$65.00 per hour
2. Perform a Boundary Survey (proposal upon request)

UPDATE/MESSAGE FORM

Date: 12/4/01

Time: _____ a.m. p.m.

Inspector: Gary Huck

Case No.: 01-6949

Address: 1805 Snyder Av.

Comments: owner Mrs. Deborah Devlenny
call to update. Property has been surveyed
an additional step toward ~~prep~~ preparation
for zoning hearing on property.

Reschedule Pop-up for 1/30/02.
complainant # Kathy Reichman
410-631-5480

CASE # 02-285
Possibly 1st week April

UPDATE/MESSAGE FORM

Date: 2/20/02

Time: _____ a.m. p.m.

Inspector: Gary Huik

Case No.: 01-6946

Address: 1805 Synder Av.

Comments: Hearing date has not been
established. ~~Expected~~ Expected date
~~1500~~ April 1st. CASE # 02-285

Pop-up 4/1/02

ENTERED INTO AS400 _____



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 01-6949	Property No. 1202025510	Zoning: DR
Name(s): Deborah C De Venny		
Address: 1805 Snyder Av. Balt. MD 21222		
Violation Location: SAME		
Violation Dates: 10/31/01 through 2/26/02		

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID
UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

Sec. 101; 102.1; 408 B (BCZE)
Failure to cease the operation of
a Rooming/Boarding House without
the benefit of a special hearing
(Fines will continue until date of
hearing).

Pursuant to Section 1-8, Baltimore County Code, a civil penalty
has been assessed, as a result of the violation cited herein, in
the amount indicated:

\$ **22,200.00**

A quasi-judicial hearing has been pre-scheduled in Room 116,
111 West Chesapeake Avenue, Towson, Maryland, for:

Date: **4/10/02**

Time: **9:00am**

Citation must be served by:

Date: **3/10/02**

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true
and correct to the best of my knowledge, information, and belief.

Print Name: **Gary Huak**

Date: **2/26/02** Inspector's Signature: **Gary Huak**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: _____ Citation/Case No.: _____

Address: _____

Date

Defendant's Signature

01-6949

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. Deborah C De Venny, Defendant

Hearing Date 4/10/02 Issued Date 2/26/02 Expiration Date 3/10/02

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I hereby CERTIFY that:

☒ A Citation and all other papers filed with it were served by restricted delivery mail, return card attached.

☐ A Citation and all other papers filed with it were served by personal delivery to Deborah De Venny
Name

OWNER on 2/26/02 at _____ a.m./p.m.
Title Date Time

Description of defendant: Race _____ Sex female Height _____

Weight _____ Age _____ Other _____

_____ The premises at _____ were posted

_____ I was unable to serve because _____

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief, and do further affirm that I am a competent person over 18 years of age and not a party to the case.

Gary Dunk
Signature

111 W Chesapeake
Address

2/26/02
Date

CEO
Title

887-3351
Telephone No.

9:30 am
a.m./p.m.



WALLENIUS WILHELMSSEN

FAX COVER SHEETAg
4/1
Case# 02-2855M

Date: April 2, 2002
To: Commissioner Schmitt
Commissioner Katroka
From: Mr and Mrs Deickman
Subject: Rooming/Boarding House 1805 Snyder Ave / Case#016949

APR 2

Commissioner,

Please find attached the Request for Public Hearing Notice that was circulated in and around the Snyder Ave residents. Please enter this document in the Hearing File, as it was not available at the time of the hearing.

Also, In reference to the bedrooms in the basement I found out that each bedroom must be several feet from any heating units and each bedroom must have 2 means of escape (large window and door).

We also were unclear on the fire escapes per floor, I thought Mrs. Devanny advised she had overhead water sprinklers installed, If so would this be verified and required in each room.

Thank You,
Mr. and Mrs. Deickman

ATTACHMENT: 2 Pages Including this Cover Sheet

WALLENIUS WILHELMSSEN LINES AMERICAS, LLC

2310 Broening Highway
Suite 100
Baltimore Maryland 21224
PH# (410) 633-0880
FX# (410) 633-0892

Request for Public Hearing

Date: January 7, 2002
To: Arnold Jablin
 Director of Permit and Development Management
From: The residents Of the Graceland Park Community
 Cc: John Olszewski
 Baltimore County Council
 Courthouse
 400 Washington Avenue
 Towson Maryland 21202
Subject: Request for hearing
 1805 Snyder Avenue
 Baltimore Maryland 21222

CASE #
 016949

We, the residents of Snyder Avenue, and its surrounding community hereby petition against the development of a rooming/ boarding house at 1805 Snyder Avenue

Please accept this notification as a Request for Public Hearing.

NAME	ADDRESS
Scott Bradshaw	1921 Snyder Ave
Mark Ritz	1906 Snyder Ave
Singh	7016 BREW + WOOD AVE
Angela Rotondo	1906 Snyder Ave.
Edna Helfred	1904 Snyder Ave.
Brenda Bradshaw	1921 Snyder Ave.
David Tusing	6615 Danville Ave
Bob Lysen	1914 Snyder Ave 21222
Dot Hendel	1919 Snyder Ave.
Harley Summerfield	1920 Snyder Ave.
Paula Kowalski	1920 Snyder Ave.
Robert Deakman	1804 Snyder Ave.
Paula Kowalski	1804 Snyder Ave.

Norwood/Holabird Community Association & COP

March 21, 2002

APR 1 2002

Baltimore County Zoning Commissioner
Commissioner
401 Bosley Avenue
Towson, Maryland 21401

Dear Commissioner,

I am sorry that I am unable to attend the hearing being held on April 1, 2002 case number 02-285-SPH.

As President, of the Norwood/Holabird Community Association & COP, Inc. I felt it necessary to write you this letter.

In regards to the above case, the community association has no standing either, for or against for approval of this case. It was brought up at our January 2002 meeting. There was a negative tone to the discussion. Then Officer Stratemeyer, of the Baltimore County Police Department, gave the 911 service calls for the past year at that address (1805 Snyder Avenue). After the Officer was finished the subject was changed and the issue wasn't discussed again until the next meeting in March.

Parking has been a concern for this area. Presently on-street parking is a tough commodity on Snyder, due to the residents and the nearby business. Mrs. Devenny has stated, that if necessary she could put parking on the back of her property. We, as a community, have no problem with this, since it does not affect the parking on Snyder Avenue. However, access to the back of her property is a dirt alley. Officer Stratemeyer stated the County Police cannot enforce "No Parking" in the alley itself. This is due to the fact that it is not paved. This alley does have a couple of garages, but is hard to access, due to one of the neighbors has made the entrance their parking space off of Railway Avenue. My concern as President of the Association, is that Mrs. Devenny and other residents have/ will have trouble accessing the back of their properties.

The issue was again announced at our March 18, 2002 meeting, but no discussion was held during this meeting.

PO Box 21821, Dundalk, Maryland 21222

Norwood/Holabird Community Association & COP

In regards to Deborah Devenny, she has been a member of our association since March 2000 and was elected to the office of Secretary in November 2000, and has held that office since then. She has helped with our two community clean-up days and is very active with our group.

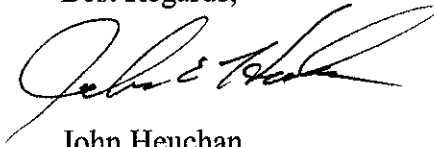
The last community clean-up day two of her tenants graciously came and helped us out for over 3 hours each without being asked on a very drizzly day.

There is not to be any person that has permission to represent the Norwood/Holabird Community Association & COP Inc. at your meeting on April 1, 2002.

If you would like to contact me at 410-284-8664, I will be back in town after April 8, 2002. If you need to call me sooner, please call 410-458-5477 I will be checking this number for messages.


I hope the above information is helpful in your decision.

Best Regards,




John Heuchan
President

The following Officers of The Norwood/Holabird Community Association & COP, Inc attest to the above.



Charles Sussan
Vice-President



Terry Godwin
Sergeant at Arms

CC
Mrs. Deborah Devenny
Debra Dopkin
Office Stratemeyer

PO Box 21821, Dundalk, Maryland 21222

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 920
TOWSON, MARYLAND 21204
TELEPHONE 410-494-8080
FACSIMILE 410-494-8082
e-mail dbdop@erols.com

DEBORAH C. DOPKIN

December 18, 2001

Arnold Jablon, Director
Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 1805 Snyder Avenue
Application for Use Permit for
a Boarding/Rooming House

Dear Mr. Jablon:

Pursuant to Section 408B of the Baltimore County Zoning Regulations, this letter represents an application for a use permit for a boarding/rooming house at the above captioned location by the property owner, Deborah DeVenny.

Provided herewith is a site plan containing the following information:

1. The maximum number of tenants expected to live on the property;
2. A site plan indicating the location and type of structure in proximity of dwellings on adjacent lot;
3. The location of required off-street parking spaces; and
4. A floor plan indicating the number of bedrooms and bathrooms.

Also attached is the certification for filing and posting for the property. We would appreciate your advising us of a suggested posting date.

The subject property has been used as a multi-family dwelling for many years. The property lies within the Norwood Holabird Community Association for which Ms. DeVenny serves as the secretary.

Arnold Jablon, Director
December 13, 2001
Page 2

As required by the Zoning Regulations, the house is a single-family detached dwelling which is not next door to an existing boarding or rooming house. Off-street parking spaces are located in the side or rear yard and we are proposing landscaping as required by the landscape manual. Upon approval of this permit, we will commence a requisite improvements to implement the parking and landscaping as shown on the plan.

Ms. DeVenny currently keeps and will continue to keep accurate occupancy records, including the name, social security number and dates of occupancy of each tenant and will make those records available to the fire department, the police department and your department or other governmental agencies, keeping in mind, however, that Ms. DeVenny also has an obligation under normal circumstances to protect the privacy of individuals who may reside in the property.

Thank you for your consideration of this matter.

Very truly yours,



Deborah C. Dopkin

DCD/kmc

4/1

JOHN V. PETRUCCI, M.D.
1102 VALEWOOD ROAD
TOWSON, MARYLAND 21286
410-321-6074

March 22, 2002

Lawrence Schmidt, Esquire
Zoning Commissioner
Baltimore County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

**RE: 1805 Snyder Avenue
Case # 02-285-SPH**

Dear Mr. Schmidt:

I am writing to support the application of Deborah DeVenny and Our New House, Inc. to use the property at 1805 Snyder Avenue as a boarding house.

My adult son who suffers from bipolar disease and has had bouts of substance abuse in the past, has resided at this house for nearly nine months, and has been a resident on other occasions in the past. His experience at this house has been entirely positive and has enabled him to live productively while receiving treatment off-site. He has progressed to the point that he is able to volunteer at Bayview Hospital.

The house, which is also Ms. DeVenny's residence, provides my son and the other residents with a structured family environment far superior to other recovery houses in which my son has resided. The zero tolerance policy, discipline and the various house rules definitely improve the success rate of individuals who reside at this house.

Lastly, and very significantly, the location of the property with its residential atmosphere is much more conducive to recovery than many of the recovery houses not located in residential neighborhoods.

Very truly yours,


John V. Petrucci M.D.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Kathleen Sears

1942 Hwy 124

Thomas Sears

1942 GUY WAY

James M. Tobey

1805 Snyder Ave.

Robert Y. Dubel

7309 Prince George Rd - 21207

BEUCE E. DOAK - GORDON CROSS & ETC., LTD 320 E. TOWNSHIP RD TOWSON MD 21286

DEBORAH C. Dopkin

409 WASHINGTON AVE 21204



Case Number _____

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME

Off. L. Stalermeyer ^{3m13}

ADDRESS

1747 Meritt Blvd. ²¹²²²





MOUNTAIN MANOR

*Mountain Manor
Treatment Center* ®

P.O. BOX 136 • EMMITSBURG, MARYLAND 21727 • (301) 447-2361
TOLL FREE • 1-800-537-3422

March 28, 2002

To Whom It May Concern:

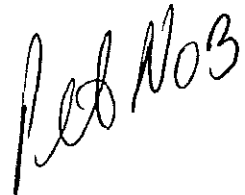
RE: Our New House

I have worked with Dee De Venny for the past two and a half years, referring patients to Our New House from our inpatient chemical dependency treatment center. For our patients, and us Ms. De Venny and her associates have provided an incredibly valuable service. There are too few stable, well-structured living situations for newly recovering chemically dependent people and Our New House is among the best run of these recovery houses. I know Dee to be a person of total integrity who is putting into action principles which enable people struggling toward healthy and productive lives to gain the structure and self-discipline to do so. We are grateful for her service and urge you to consider our perspective in your deliberations.

Sincerely,



John Armstrong, CSCAD
Assistant Director of Therapy



JOHNS HOPKINS UNIVERSITY SCHOOL OF MEDICINE

Department of Psychiatry and Behavioral Sciences

*Lori S. Barger, MA, CCMHC
Sr Research Program Coordinator/Supervisor
(410)550-5539
Fax (410)550-7687*

*Cornerstone/CAP
Johns Hopkins Bayview Medical Center
Mason F. Lord Bldg., 353 East
4940 Eastern Ave.
Baltimore, MD 21224*

March 29, 2001

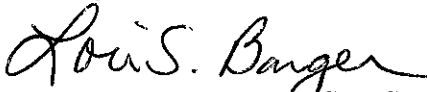
Arnold Jablon
Director of Baltimore Department of Permits and Development Management
111 West Chesapeake Ave.
Towson, MD 21204

Dear Mr. Jablon:

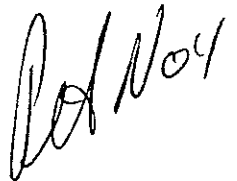
Many of our clients are in need of clean and safe housing to remain drug free while they are involved in our intensive outpatient program. What we have found is that referring them to "Recovery Houses" in the community increases the likelihood that they will remain drug free. Our New House, inc. is one of the resources that we have accessed since August 2000. I have found Dee DeVenny, Director of Our New House inc., to be very caring toward the clients and responsive to concerns regarding the house. It is our hope that we will be able to continue this relationship and refer clients to the 1805 Snyder Ave. house.

Please feel free to call me if you have any questions or concerns.

Sincerely,



Lori S. Barger, MA, CAC, CCMHC
Sr. Research Program Coordinator



OUR NEW HOUSE, INC.



—APPLICATION FOR RESIDENCY—

Name: _____ D.O.B: ____/____/____ SSN: ____-____-____

Clean Date: ____/____/____ Screening Date: ____/____/____ Admission Date: ____/____/____

Street: _____ City: _____ State: _____ Zip: _____

Regular Phone Number(s): _____ Number calling from: _____

Prior Drug Treatment(s) and Discharge Date(s): _____

Prior Recovery House(s); Date(s): _____

Drug(s) of Choice: _____

Last day you smoked marijuana? ____/____/____ or approximately: _____

Current Prescriptions: _____

If a urine test were given now, would you be clean? Yes No — Details: _____

Are you allergic to any foods, medications, animals, etc.? No Yes — What? _____

Health and/or Psychiatric Problem(s): _____

Married Single Divorced Significant Other(s): _____ Number of Children _____

Does any of the above currently use? No Yes — Details: _____

Employed? No Yes — Where? Shift? _____ Start Date: _____

Address: _____ Supervisor: _____ Phone: _____

If currently unemployed, how do you plan to support yourself? _____

Are you currently on parole, probation, or pre-trial supervision? No Yes —

Agent or contact person(s) and Phone Number(s): _____

Pending Charge(s) and/or Court Date(s)? No Yes — Charge(s) and Date(s): _____

Have you ever been charged with a violent crime, or acted out in violence? No Yes —

Details: _____

Have you ever attempted suicide or had suicidal thoughts? No Yes — When? _____

In case of EMERGENCY, contact: _____ Phone: _____ Relationship: _____

Discharge Date: ____/____/____

Not No5



OUR NEW HOUSE, INC.

Director: Dee DeVenny-Hollidge, M.S.W.

(Office) 410-284-3171 (Pager) 410-640-8011

HOUSE POLICIES

Revised December 2001

WELCOME to OUR NEW HOUSE, INC. The following policies were established to help create the best possible atmosphere for the recovery of *all* residents. While we may not always agree about certain rules, it is mandatory that they be followed. Please keep in mind that *there is one thing more than anything else that will defeat us in our recovery, that is an attitude of indifference or intolerance toward spiritual principles.*

Three of these are indispensable: HONESTY, OPEN-MINDEDNESS, AND WILLINGNESS.

—If you have questions about *any* policy herein, please feel free to ask the house management—

GROUND FOR DISMISSAL

- Any use of drugs and/or alcohol is strictly forbidden—*Zero Tolerance*.
- If you test positive for drugs and/or alcohol you must leave the house immediately.
- Random urines will be administered. Refusal to provide a urine sample or an attempt to falsify a urine sample is grounds for automatic dismissal.
- Sexual or physical contact of any kind is forbidden in the house or on the grounds, whether between residents, or with guests.
- Physical violence or a threat of physical violence is forbidden.
- Stealing of any kind is forbidden.
- Missed house meetings are inexcusable.
- Violation of curfew rules.
- Spending a night out without prior permission.
- Unpaid or late rent is grounds for dismissal, unless prior arrangements have been made with house management.

*At the discretion of house management, a violation of *any* house rule is grounds for dismissal.

CURFEWS

Residents *must* adhere to curfews. You may be urine-tested *whenever* you are late.

- First offense—Verbal warning.
- Two or more offenses could have any of the following consequences:
 - Urine test administered.
 - Curfew lowered and/or overnights suspended.
 - Extension of the buddy system, or being placed *back* on the Buddy System.
 - Extension of the meeting slip requirement or being placed *back* on the meeting slip requirement.
 - Continual violation of curfew rules could result in your dismissal.

Red No 7

CHORES

- Everyone is assigned a chore. Chores assignments are rotated at every house meeting.
- The posted chore list includes a description of each chore and who is assigned to do it.
- Residents are expected to do their chores in a consistent, thorough, and timely fashion.
- Chores are to be done on **Sundays** and **Thursdays by 10:00 PM**. There *will* be a chore checker.

- First offense—Verbal warning.
- Two or more offenses—Curfew times lowered and/or extra chores could be imposed.
- Anyone refusing to do a chore could be dismissed immediately.

Please remember that we are here to help you build a sturdy foundation and a stable support group.

If you are having ANY problems, please feel free to contact the house management!

PHASES OF RESIDENCY

Before moving from one phase to the next, your rent must be paid up-to-date. House management will determine whether or not you have met other criteria required to move on to the next phase.

PHASE I (Your First 30 days and The Buddy System)

For the **first 30 days**, a resident will be on the “**BUDDY SYSTEM**.” This means that you must be accompanied by a “buddy” (safe person) whenever you leave the Our New House grounds,

DEFINITION OF A BUDDY (SAFE PERSON): A buddy is a resident of the house or another person who is considered by house management to be stable in recovery.

Residents who *may* be excluded from the buddy system during *daytime* hours are:

- 1) **EMPLOYED RESIDENTS (Must return by 6 PM on workdays)**
- 2) **RESIDENTS ATTENDING AFTERCARE (Must return immediately following)**
- 3) **RESIDENTS SEEKING EMPLOYMENT (Must return by 4 PM)**
- 4) **RESIDENTS HAVING DOCTOR OR OTHER PROFESSIONAL APPOINTMENT:**

*You must return immediately following and provide verifiable documentation of appointment.

*House management must be notified of any and all appointments in advance.

* *Emergency* appointments must be verifiable and documented.

ANY PHASE I RESIDENT NOT FOLLOWING THE BUDDY SYSTEM IS SUBJECT TO DISMISSAL.

- You must obtain and begin utilizing a sponsor and home group within your first 30 days.
- You must *continue* to utilize your sponsor and home group *throughout* your residency at Our New House.
- You must attend an NA or AA meeting daily. Your goal is to attend 90 meetings in 90 days (“90 in 90”).
- You must have your Our New House meeting slips signed at every meeting for 90 days.
- No overnight stay-outs during Phase I.
- Phase I residents must be home by 10 PM, Monday–Thursday; Midnight, Friday and Saturday; and 9 PM, Sunday (unless prior arrangements have been made with house management).

Persons coming from other recovery houses or persons having been in recovery for a sufficient amount of time **may have the same privileges as Phase II residents if so evaluated by the house management.*

PHASE II (More than 30 days' residency)

- After 30 days' residency, a resident may leave the grounds unaccompanied.
- Phase II residents may spend **one night out on weekends (24-hour pass)** on either Friday or Saturday night. To receive overnights, you must be utilizing your sponsor and home group—your rent must be paid in full. You must discuss your plans with house management and **sign out** on the "Overnight Sign Out" form provided. Be sure to write down your destination and the phone number(s) where you can be reached.
- You may receive a **front door key** after a **\$25.00 security deposit** is paid and your **rent is paid in full**. If you should move out of Our New House without returning this key you will forfeit this deposit.
- Phase II residents must be home by 11 PM, Monday–Thursday; 2 AM, Friday *or* Saturday; and 9 PM, Sunday.

PHASE III (More than 90 days' residency and completion of your "90 in 90")

*Before moving on to Phase III, your 90-meetings-in-90-days slips must be submitted and verifiable.

- You are required to attend at least five NA/AA meetings per week; however, you are no longer required to have meeting slips signed.
- You may stay out overnight on Fridays *and* Saturdays without prior notice; however, you must *continue to sign out* on the "Overnight Sign Out" form provided, and remember to write down your destination and phone number(s) where you can be reached.
- Phase III residents must be home by 11 PM, Monday–Thursday; 2 AM, Friday and/or Saturday; and 9:00 PM, Sunday.

PHASE IV (More than one year's residency)

- You are required to attend at least four NA/AA meeting per week.
- You may stay out one night during the week in addition to Fridays and Saturdays
- Your curfews are: 11:30 PM, Monday–Thursday and 9:00 PM Sunday—no curfew on Friday or Saturday.

GENERAL RULES

1. Rent must be paid in full on Fridays (unless other arrangements have been made with house management).
2. HOUSE MEETING ATTENDANCE IS MANDATORY. Meeting times will be posted in advance.
3. Residents must follow the proper chain of command: First, the house manager or assistant manager must address all problems, questions, situations and concerns. If these issues cannot be resolved, the house manager(s) will appeal to the Director at an appropriate time.
4. All prescription medication in your possession must be reported to the house manager, including OTC medications—NO EXCEPTIONS! Do not have prescriptions filled without approval.
5. No moving to another room unless authorized by house management. No moving furniture from room to room without authorization by house management.
6. No pets are allowed.
7. No electric heaters or candles are allowed.
8. Residents are expected to keep their rooms clean—free of dirty laundry, trash, dirty dishes, etc. Please do not eat in your room. Beds must be made daily. Rooms will be inspected periodically and fines may be imposed for violations.

9. The TV must be off and all residents must be out of the living room by 11:30 PM, Sunday–Thursday. On weekends, living room regulations are left up to the discretion of house management.
10. If you choose to move out of Our New House, you should give management two week’s notice. Your rent should be paid in full; you should clean your living area, and wash your linens. Please return your clean linens, pillow, and front door key to management. If you do not follow these procedures *fully*, you will forfeit your security deposit and the remainder of your (already paid for) week’s rent.
11. If you have relapsed and are away from the house grounds, you must call management to make an appointment to pick up your belongings. Your week’s rent and security deposit will have been forfeited.

GUESTS, PARKING, AND COURTESY

- Guests are allowed in the kitchen and living room areas only—visits *may* be supervised.
- No guests are allowed in the bedrooms.
- Residents are responsible for their guests. Children must not be left unattended.
- *One* child may spend the night on weekends. Arrangements must be made with house management.
- Public displays of sexual contact and open affection are not permitted in the house or on the grounds. Violation of this rule will result in loss of visiting privileges.
- All guests must respect the house by knocking before entering.
- If guests are suspected of being high, they will be asked to leave. It will be left to the house management’s discretion whether or not to allow them to visit again.
- **Do not park** in our **neighbors’ parking places**. Use only *our* designated parking areas (**strictly enforced!**).
- **Horn honking** in front of or near the house is **strictly forbidden**—please inform your drivers!

VISITING HOURS

Monday–Thursday4:00 PM–7:30 PM
 Friday4:00 PM–11:00 PM
 Saturday12:00 Noon–11:00 PM
 Sunday.....12:00 Noon–7:30 PM

*These hours are subject to change during holidays.

TELEPHONE USE

- Limit your conversations on the telephone to 15 minutes. Respect the fact that others may need to use the telephone—their calls are important too.
- Violation of the 15-minute rule could result in your loss of telephone privileges.
- Please go out of your way to get messages to your housemates. Use the message pads provided.
- Please be courteous to anyone using the phone—no background profanity—keep the noise down! They may be talking with a family member, or an employer or other businessperson.
- Please don’t scream for someone to pick up the phone! Business call or not, it is *extremely* rude to the person on the other end of the line.
- NO INCOMING CALLS MAY BE ACCEPTED FROM 11 PM–6 AM ON WEEKDAYS, AND MIDNIGHT–8 AM ON WEEKENDS. Please inform your family and friends of this rule. *Extreme* emergencies *may* be excused.

OUR NEW HOUSE, INC.

TO: All residents

FR: Director and Assistant Director

RE: Addendum of Buddy System

Date: November 07, 2001

Effective immediately:

Phase I: First 30 days residents will be on a buddy system. This means having a safe person to accompany you. Safety is determined by management. Residents excluded from the buddy system during daytime hours will be:

Employed residents. (Must return by 6pm) on workdays.

Residents in aftercare. (Must return immediately following.)

Residents seeking employment. (Must return by 4pm.)

Residents having doctor or professional appointments. (Must return immediately following and provide documentation of such appointment. (House manager will be notified of any and all appointments in advance.) Emergency appointments must be verifiable along with documentation.

All above residents must return by their appropriate time and attend meetings with a buddy.

Definition of Buddy: A buddy is a resident from their house that is considered stable in their recovery or another safe person that is approved by management of Our New House.

Before moving from Phase I to Phase II, resident will be evaluated by Assistant Director and House Manager after 30 days.

*****Any resident not following the buddy system is subject to dismissal.

*****Any resident must convey all movement and plans with House Manager. If resident is uncertain, please ask.

Please remember that we are here to help you build a sturdy foundation and a stable support group. Please anyone having any problems feel free to contact Assistant Director:

Anne Bond
410-899-8907 pager
410-679-0305 home
410-812-8366 cell

MB

OUR NEW HOUSE, INC.



1805 SNYDER AVENUE
BALTIMORE, MD 21222

Phone: (410) 284-3171 — Fax: (410) 284-3171

I _____ HAVE READ,
UNDERSTAND, AND AGREE TO COMPLY WITH ALL OF THE RULES. I also
understand that not complying with the rules could be grounds for dismissal.

I ACCEPT OUR NEW HOUSE, INC. AS A RECOVERY HOUSE and the rules as a
BINDING CONTRACT that is required for residency at this address:

I KNOWINGLY AND VOLUNTARILY WAIVE ALL RIGHTS UNDER BALTIMORE
CITY OR STATE OF MARYLAND HOUSING, RENTERS, AND TENANT LAWS,
including the waiving of any right to the returning of my security deposit
and/or first week's rent if I am discharged or requested to leave by OUR NEW
HOUSE, INC.

RESIDENT: _____ DATE: _____

OUR NEW HOUSE: _____ DATE: _____

RB No 8

CHORE LIST



Chores to be Done on THURSDAYS and SUNDAYS—BEFORE 10 P.M.

EFFECTIVE DATES: _____ THROUGH _____

DOWNSTAIRS

NAME	CHORE	DESCRIPTION OF CHORE
	TRASH	Take out trash as needed. Replace trash bag. Take half of the full trashcans out to curb on Sunday nights. *Leave lids in the backyard! Return your share of cans to backyard on Mondays.
	KITCHEN	Clean counters and table daily. Sweep and mop floor (wash out mop and empty bucket!). *Sweep wood floor in stairway also.
	BATHROOM	Clean tub, sink, toilet, and shelves. Sweep and mop floor. (Wash out mop and bucket!) Replace toilet paper. Empty trash.
	MICROWAVE, STOVE COFFEEPOT	Clean microwave and coffee pot, inside and out—maintain daily as needed. Clean stove (top <i>and</i> front)—maintain daily. Refill coffee, sugar, and creamer daily as needed.
	LIVING ROOM, HALLWAY	Dust and vacuum (check bag). Empty and wash ashtrays. (Maintain neatness daily if no designated maintenance man.)
	BASEMENT BATHROOM LAUNDRY ROOM	Sweep bathroom and laundry room floors. Clean toilet. Replace toilet paper as needed. Wipe off washer and dryer.
	BASEMENT HALLWAY	Sweep and vacuum hallway (check bag). Take out trash in laundry room and bathroom daily as needed.
	REFRIGERATORS	Clean refrigerators inside and out, including tops. Discard <i>all</i> outdated food (in store-bought containers <i>and</i> house containers). Wash empty containers.
	LAWN AND FRONT PORCH	Mow lawn and trim around fence and trees as needed. Empty ashtrays and maintain neatness on porch daily.
	OPTIONAL CHORE	

UPSTAIRS

NAME	CHORE	DESCRIPTION OF CHORE
	TRASH	Take out trash as needed. Replace trash bag. Take half of the full trashcans out to curb on Sunday nights. *Leave lids in the backyard! Return your share of cans to backyard on Mondays.
	KITCHEN	Clean counters and table daily. Sweep and mop kitchen and entryway floors (wash out mop and empty bucket!). See to it that “shared” chores are done. Assign them if necessary.
	BATHROOM	Clean tub, sink, toilet, and shelves. Sweep and mop floor. (Wash out mop and bucket!) Replace toilet paper. Empty trash.
	VACUUMING	Vacuum all carpet from the bathroom to the first floor. (Use vacuum extension-hose for steps.) Change bag as needed.
<i>All upstairs residents</i>	REFRIGERATOR, COFFEEPOT, MICROWAVE, HUTCH, STOVE	These are <i>shared</i> responsibilities. But if necessary, the kitchen-man may assign them (as approved by the House Manager).

CHORE CHECKER: _____

109



MEETING SLIP

1. NAME: _____	NA/AA GROUP: _____
DATE: _____	SECRETARY: _____
2. NAME: _____	NA/AA GROUP: _____
DATE: _____	SECRETARY: _____
3. NAME: _____	NA/AA GROUP: _____
DATE: _____	SECRETARY: _____
4. NAME: _____	NA/AA GROUP: _____
DATE: _____	SECRETARY: _____
5. NAME: _____	NA/AA GROUP: _____
DATE: _____	SECRETARY: _____
6. NAME: _____	NA/AA GROUP: _____
DATE: _____	SECRETARY: _____
7. NAME: _____	NA/AA GROUP: _____
DATE: _____	SECRETARY: _____
8. NAME: _____	NA/AA GROUP: _____
DATE: _____	SECRETARY: _____
9. NAME: _____	NA/AA GROUP: _____
DATE: _____	SECRETARY: _____
10. NAME: _____	NA/AA GROUP: _____
DATE: _____	SECRETARY: _____

No 10

CONSENT FOR RELEASE OF CONFIDENTIAL INFORMATION

I, _____

authorize _____

to disclose to _____
the following information:

1. _____
2. _____
3. _____
4. _____

I understand that the information is to be used for: _____

I understand that I may revoke this consent at any time except to the extent that the program which is to make the disclosure has already taken action in reliance on it. Disclosure of my records by those receiving the above information will not be accomplished without my further consent.

I understand that this consent will expire:

- ☐ at the completion of my treatment
- ☐ immediately following the disclosure authorized herein.
- ☐ on _____

Name (Please Print)

History Number

Client's Signature

Date

THIS INFORMATION IS DISCLOSED FROM RECORDS PROTECTED BY FEDERAL CONFIDENTIALITY RULES (42 CFR PART 2). THE FEDERAL RULES PROHIBIT ANY FURTHER DISCLOSURE OF THIS INFORMATION UNLESS FURTHER DISCLOSURE IS EXPRESSLY PERMITTED BY THE WRITTEN CONSENT OF THE PERSON TO WHOM IT PERTAINS OR AS OTHERWISE PERMITTED BY 42 CFR PART 2. A GENERAL AUTHORIZATION FOR THE RELEASE OF MEDICAL OR OTHER INFORMATION IS NOT SUFFICIENT FOR THIS PURPOSE. THE FEDERAL RULES RESTRICT ANY USE OF THE INFORMATION TO CRIMINALLY INVESTIGATE OR PROSECUTE ANY ALCOHOL OR DRUG ABUSE PATIENT.

No 11

Pettinex's Exhibit 6

(27)

photograph

Case # 02-285-SPH



QUALITY PARK

7 1/2 x 10 1/2

TO Rennie Duff
Dept of Aging

5000 R 7 Amokoro

B/S

MS 1102 R

Ralph











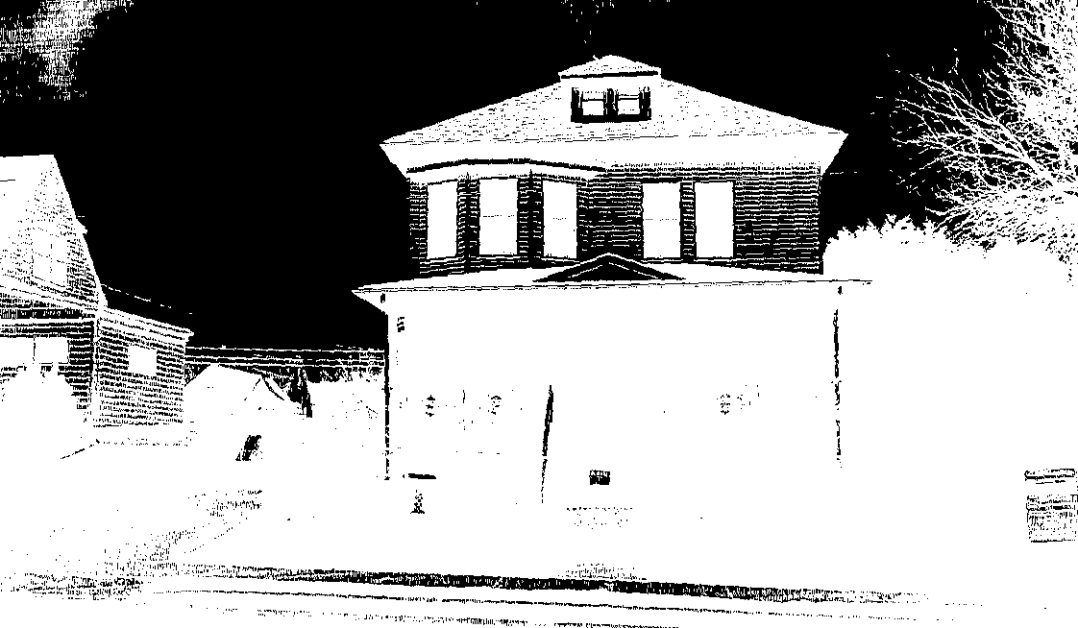








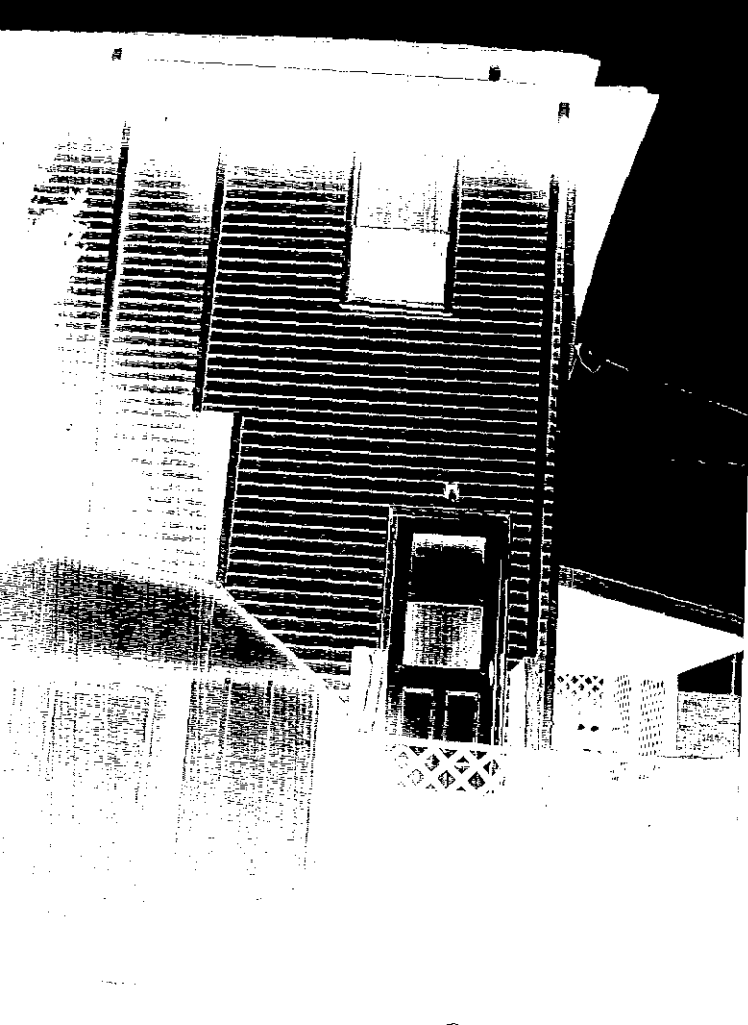










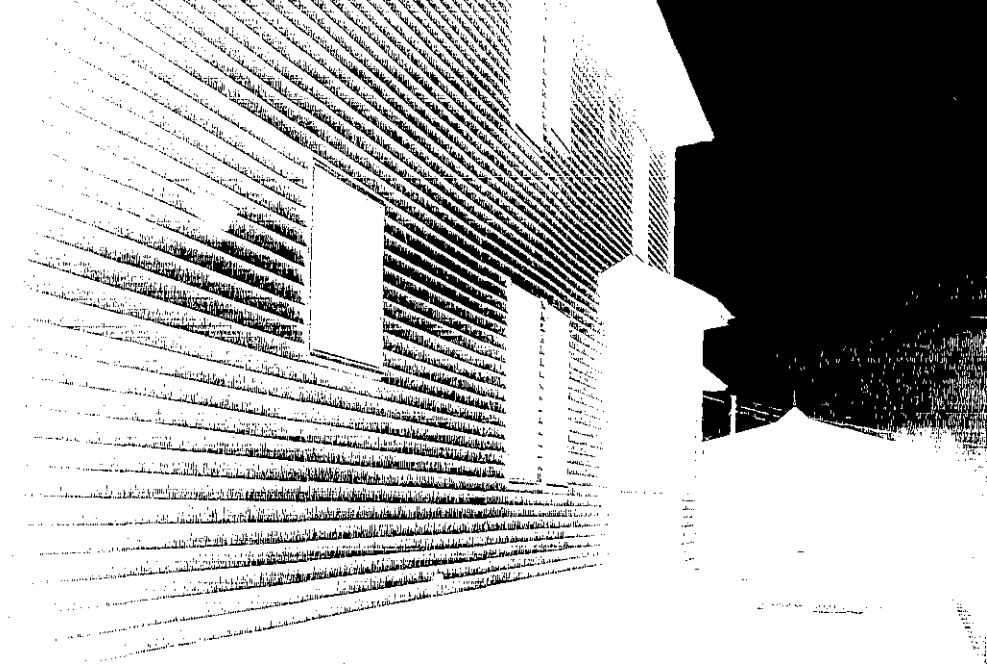


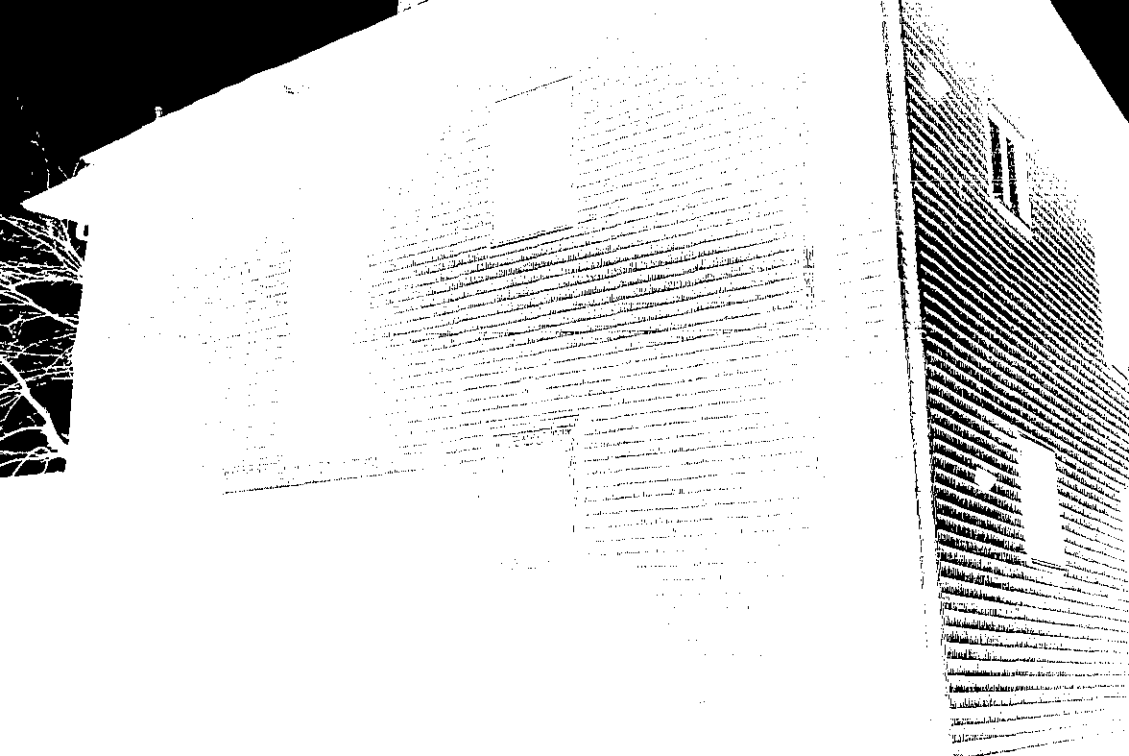














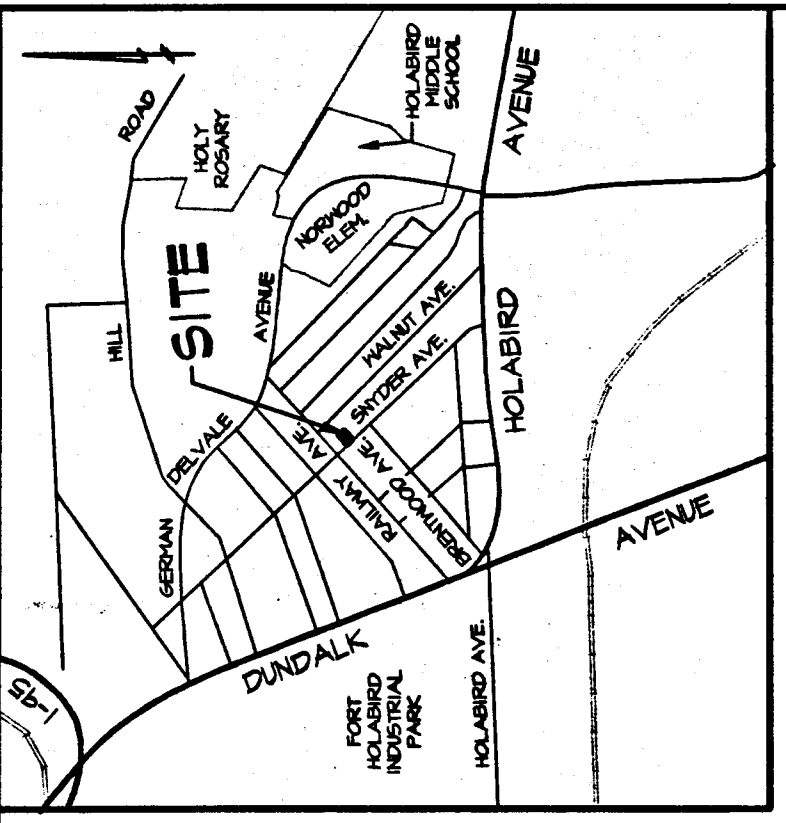












VICINITY MAP
SCALE: 1" = 200'

LEGEND

- BUILDING
- LOT NUMBER
- HOUSE NUMBER
- CHAIN-LINK FENCE
- ZONING DIVISION LINE
- BOUNDARY LINE
- LOT LINE
- FIRE HYDRANT
- MANHOLE
- UTILITY POLE
- GAS OR WATER VALVE

GENERAL NOTES

- OWNER: DEVENNY C. DEVENNY
1805 SNYDER AVENUE
BALTIMORE, MD 21222
- TAX ACCOUNT NO. 12-02-025910
- TITLE DEED LIBER 5M 11495 FOLIO 42
TOTAL AREA = 9,515 sq. ft. OR 0.215 AC. 129
- THE PROPERTY IS ZONED DR 5.5
- 200' SCALE ZONING MAP NO. SE 2 E
- THE BOUNDARY SHOWN HEREON IS FROM THE PLAT ENTITLED "FAIRLAWN",
RECORD 100, BALTIMORE COUNTY, MARYLAND, 1900.
A BOUNDARY WAS NOT PERFORMED BY GERHOLD CROSS & ETZEL LTD.
7. FEATURES SHOWN HEREON OFF OF THE SUBJECT PROPERTY WERE TAKEN
FROM BALTIMORE COUNTY GIS PANEL 03 B1
- CENSUS TRACT 4205.01 44 E-2
SUBDIVISION 34 43
WATERSHED 121
SCHOOL DISTRICT 324 B
REGIONAL PLANNING DISTRICT 324 B
- THIS SITE IS SERVICED BY PUBLIC SEWER AND WATER.
- THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA, NOR FLOODPLAIN.
- NO PRIOR ZONING CASES.
- THIS SITE IS NOT IN A HISTORIC DISTRICT.
- THIS BOARDING HOUSE DOES NOT EXIST NEXT TO ANY OTHER BOARDING HOUSE.
- PROPOSED OCCUPANTS: 8 TENANTS, 2 OWNERS.
- AS PER SECTION 4098C OF THE B.C.Z.R., THE APPLICANT SHALL KEEP ACCURATE
RECORDS OF THE OCCUPANCY AND SHALL MAKE SUCH RECORDS AVAILABLE TO THE FIRE DEPARTMENT,
POLICE DEPARTMENT, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
AND OTHER APPROPRIATE GOVERNMENTAL AGENCIES.

PARKING CALCULATIONS

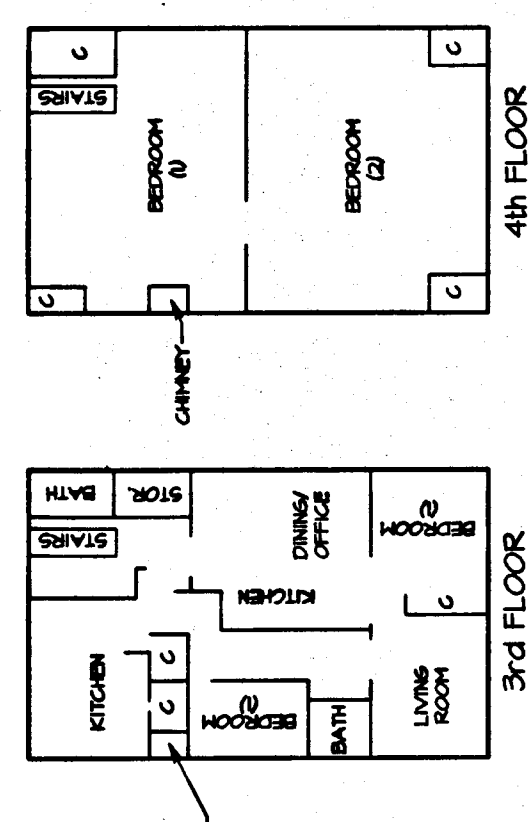
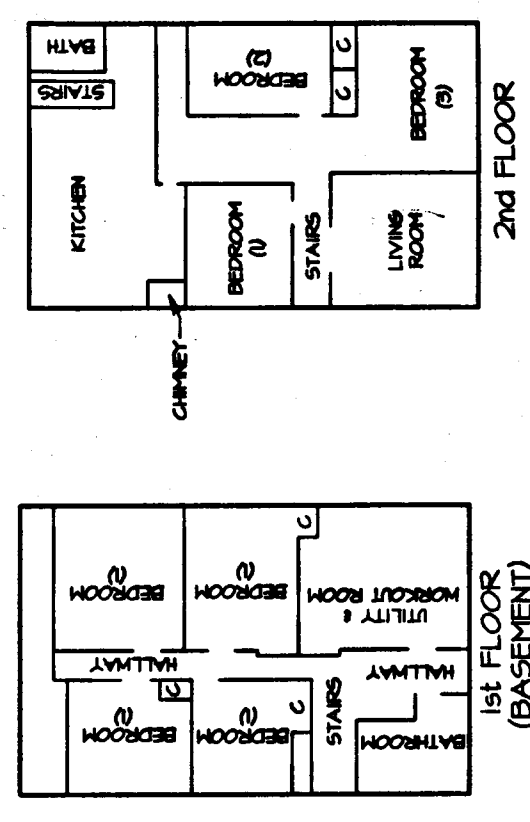
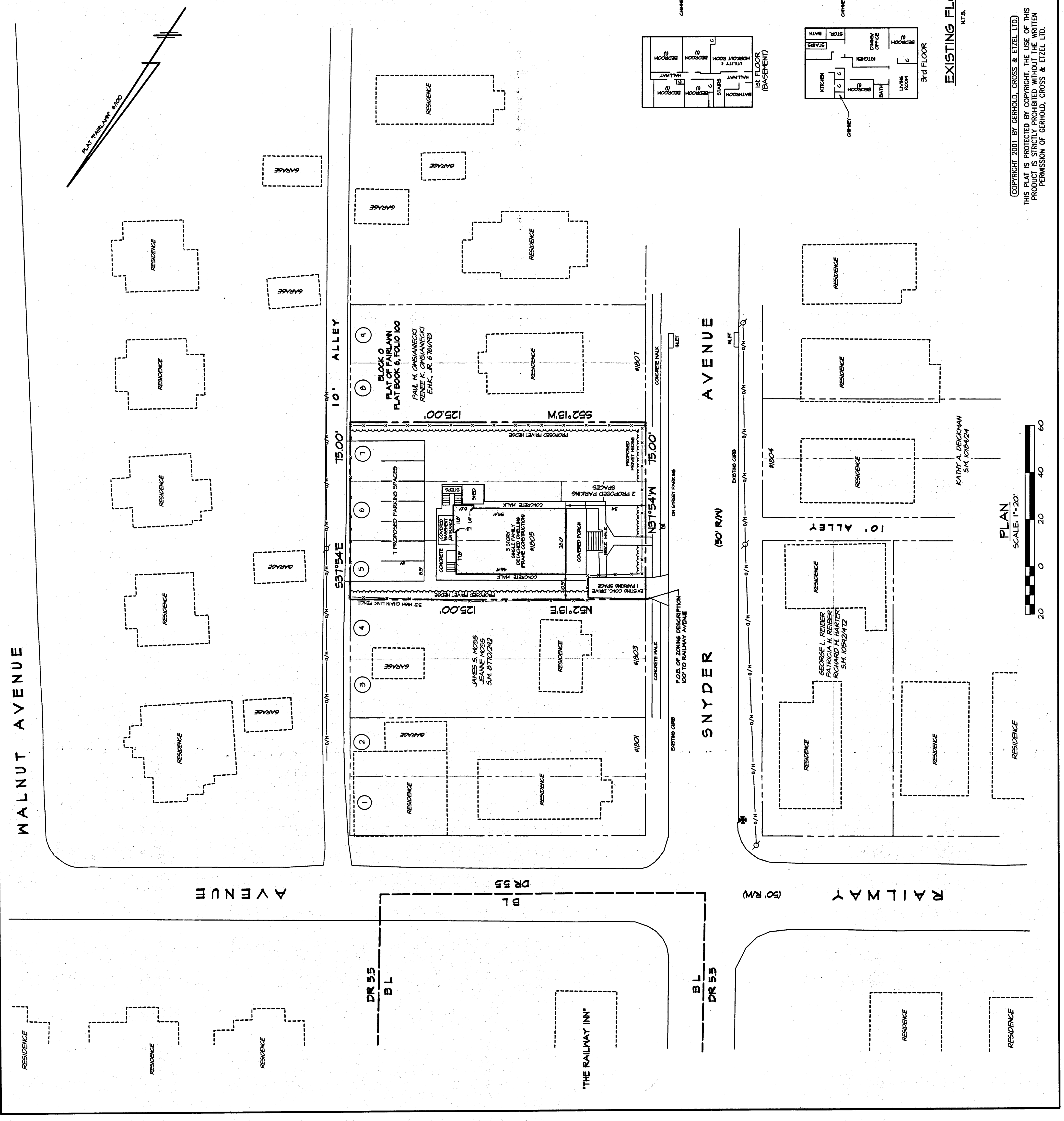
PARKING SPACES REQUIRED: 8 TENANTS & PARKING SPACES
1 OWNERS & PARKING SPACES
TOTAL 10 PARKING SPACES
PARKING SPACES PROVIDED: 10

PLAN TO ACCOMPANY AN
APPLICATION FOR A USE
PERMIT PERMITANT
TO SECTION 408 B

OF THE
DEVENNY PROPERTY
1805 SNYDER AVENUE
Zoned: DR 5.5
Tax Map 103; Grid 3; Parcel 513
12th ELECTION DISTRICT
11th COUNCILMANIC DISTRICT
SCALE: 1" = 20' DATE: DECEMBER 4, 2001

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
930 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

FILE NAME: X:\Surveying\ZONING\p13

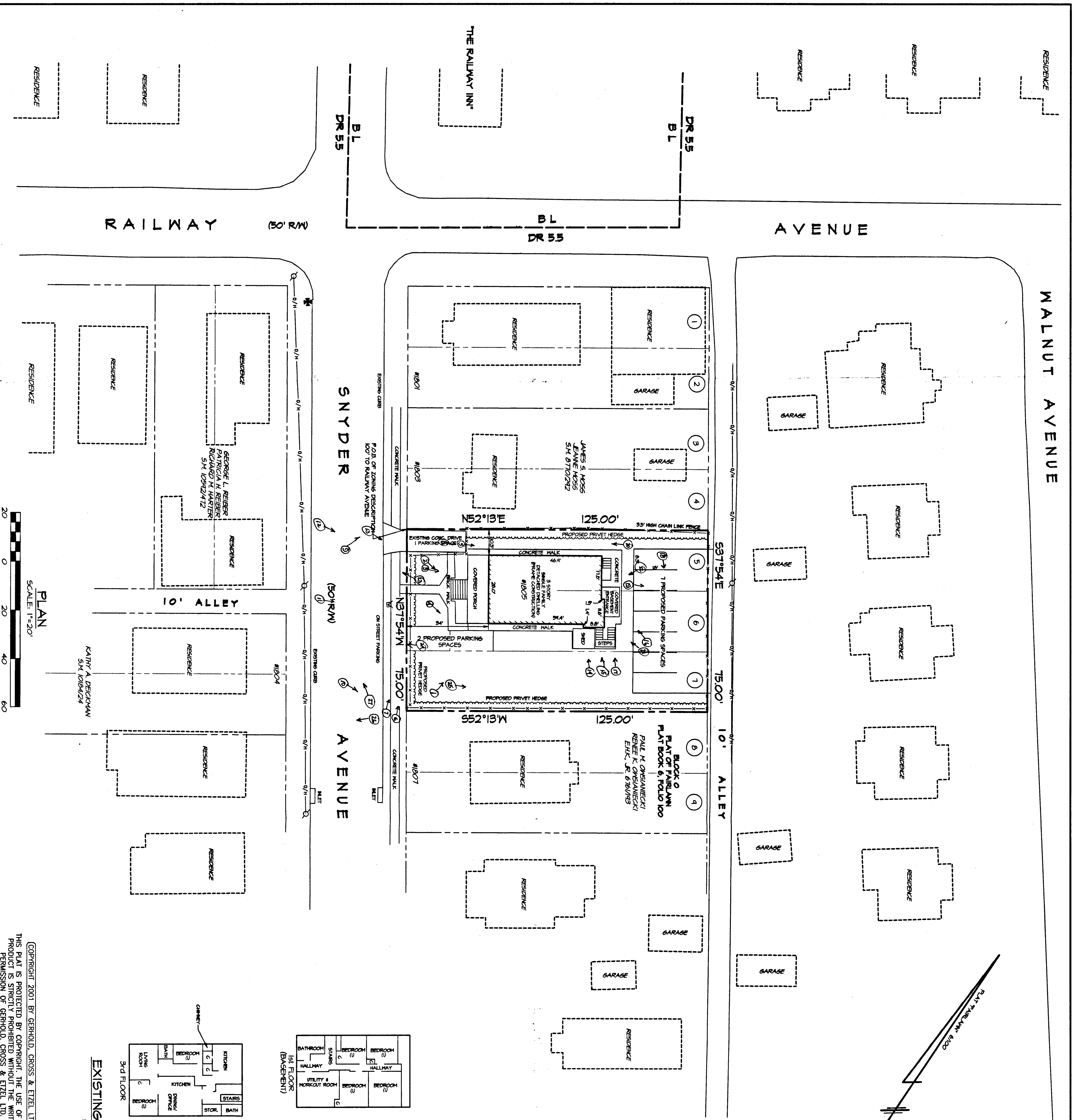


EXISTING FLOORPLAN
N.T.S.

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PLAN
SCALE: 1" = 20'



LEGEND

- BUILDING
- LOT NUMBER
- HOSE NUMBER
- CHAIN-LINK FENCE
- ZONING DIVISION LINE
- BOUNDARY LINE
- LOT LINE
- FIRE HYDRANT
- MANHOLE
- UTILITY POLE
- 6x6 OR WATER VALVE

VICINITY MAP

SCALE: 1" = 200'

GENERAL NOTES

- OWNER, DEBORAH C. DEVENNY, 1805 SNYDER AVENUE, BALTIMORE, MD 21222
- TAX ACCOUNT NO. 12-02-023910
- TITLE DEED LIBER 541, 11455 FOLIO 42, TOTAL AREA = 4975 sq. ft. OR 0.215 AC. 128
- THE PROPERTY IS ZONED DR 55
- 200' SCALE ZONING MAP NO. SE 2 E
- THE BOUNDARY SHOWN HEREON IS FROM THE PLAT ENTITLED "FARM LANE", LIBER W.P.C. No. 6 FOLIO 100. A BOUNDARY HAS NOT BEEN PERFORMED BY GERHOLD, CROSS & ETZEL, LTD.
- FEATURES SHOWN HEREON OFF OF THE SUBJECT PROPERTY WERE TAKEN FROM BALTIMORE COUNTY 615 PANEL 105 B1
- CELESTIAL TRACT 4025.01, 34' SUBDIVISION, 44 E-2 WATERSHED, 121 REGIONAL PLANNING DISTRICT 324 B
- THIS SITE IS SERVICED BY PUBLIC SEWER AND WATER
- THIS SITE IS NOT IN THE CHEAPEAKE BAY CRITICAL AREA NOR FLOODPLAIN
- NO PRIOR ZONING CASES
- THIS SITE IS NOT IN A HISTORIC DISTRICT
- THIS BOARDING HOUSE DOES NOT EXIST NEXT TO ANY OTHER BOARDING HOUSE
- PROPOSED OCCUPANTS: 8 TENANTS, 2 OWNERS
- AS PER SECTION 400B.C OF THE B.C.Z.R., THE APPLICANT SHALL KEEP ACCURATE OCCUPANCY RECORDS INCLUDING NAME, SOCIAL SECURITY NUMBER, DATES OF BIRTH, MARITAL STATUS, RACE, SEX, AGE, AND DEPARTMENT OF RESIDENTS AND DEVELOPMENT MANAGEMENT AND OTHER APPROPRIATE GOVERNMENTAL AGENCIES

PARKING CALCULATIONS

PARKING SPACES REQUIRED: 8 TENANTS, 2 OWNERS
TOTAL: 10 PARKING SPACES
PARKING SPACES PROVIDED: 10

EXISTING FLOORPLAN

1st FLOOR (BASEMENT)

2nd FLOOR

3rd FLOOR

4th FLOOR

PLAN TO ACCOMPANY AN APPLICATION FOR A USE PERMIT PERMANENT TO SECTION 400 B

OF THE

DEVENNY PROPERTY

1805 SNYDER AVENUE
Zoned: DR 55
Tax Map 103; Grid 5; Parcel 513
12th ELECTION DISTRICT
12th COUNCILMANIC DISTRICT

SCALE: 1" = 20' DATE: DECEMBER 4, 2001

GERHOLD, CROSS & ETZEL, LTD

REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towson Boulevard
Towson, Maryland 21286
(410) 823-4470

PLAT DATE: 12/19/2001
TECHNICIAN: RND
FILE NAME: X:\DEVENNY\ZONING\603